

## HAMPTON PLANNING BOARD - MINUTES

May 1, 2002

PRESENT: Thomas J. Gillick, Chairman  
Jack Lessard, Clerk  
Keith Lessard  
Peter Olney  
Bob Viviano  
Skip Sullivan, Selectmen Member  
Tom Higgins, Alternate  
Jennifer Kimball, Town Planner

Mr. Gillick called the meeting to order at 7:00 p.m. and introduced the members in attendance.

### I. CONTINUED PUBLIC HEARINGS

1. Phil Serowik, WCV INC.  
Site Plan Review to construct a 6-unit condominium at  
9-11 & 17 K Street  
Map 293, Lots 19 & 20  
Owner of Record: Same as above  
Waiver Requested: Section VIII-D, Site Plan Regulations (Storm Drainage)  
*Jurisdiction taken 02/06/02, extended by applicant*  
***APPLICANT REQUEST TO POSTPONE UNTIL JUNE 5, 2002***

Mr. Gillick read a letter dated April 26, 2002 from Attorney Craig Salomon. On April 25, the Zoning Board of Adjustment granted variances which would the construction of a 12-unit condominium project on 3 lots on K Street. Accordingly, the applicant requests that the above application be continued to the June 5, 2002 Planning Board Meeting. Barring a reversal of that decision, the applicant will withdraw the above application and submit a new site plan for a 12-unit condominium project.

Mr. Sullivan **MOTIONED** to continue the above application to June 5, 2002. Mr. K. Lessard **SECONDED. VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

### II. NEW PUBLIC HEARINGS

1. Morgan Ryan Realty Trust  
4-Lot Subdivision Application  
off Drakeside Road  
Map 172, Lot 12-1  
Owner of Record: Same As Above

Mr. Gillick read a letter dated April 29, 2002 from Casassa & Ryan requesting that the application be continued to June 5, 2002.

Mr. Olney **MOTIONED** to continue the above application to June 5, 2002. Mr. J. Lessard **SECONDED. VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

Mr. Gillick requested that the Board agree to hear the last item on the agenda as it would be very brief.

Mr. Sullivan **MOTIONED** to waive the Rules of Procedure and hear the last item on the agenda out of order, Mr. Paul Lescatre. Mr. Viviano **SECONDED. VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

### III. ATTENDING TO BE HEARD

#### 1. Paul Lescatre

Use Change Application from Dance Club to Retail sales (Kites, Flags, etc.) at  
5 Ashworth Avenue  
Map 282, Lot 085  
Owner of Record: John McKeon

The applicant, Paul Lescatre addressed the Board and stated that he wished to change the former dance club to a retail store. Mrs. Kimball stated that there are no parking requirements as it is a commercial area of the beach. Keith Lessard asked about sidewalk displays. Mr. Lescatre stated that there is an overhanging area on the building with existing flag pole brackets which he will use for displays. There will be no displays interfering with pedestrians.

Mr. Sullivan **MOTIONED** to approve Use Change Application from Dance Club to Retail sales (Kites, Flags, etc.) at 5 Ashworth Avenue, Map 282, Lot 085. Mr. Viviano **SECONDED. VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

The Board heard the next item on the agenda and item 3 under New Public Hearings together.

### I. CONTINUED PUBLIC HEARINGS

#### 2. Royale Shores Vacation Resort, LLC

Site Plan Review for the construction of a luxury timeshare hotel/  
condominium with up to 88-units and a sales center at  
377, 379, 387, & 393 Ocean Blvd. AND a lot off Ocean Blvd.  
Map 265, Lots 20, 28, 24, 29 & 5

Owners of Record: Fatima Realty Trust, K&S Realty Trust and Merco Realty Trust

### II. NEW PUBLIC HEARINGS

#### 3. Royale Shores Vacation Resort, LLC

Special Permit Application for the removal of existing cottage & pavement,  
replace pavement and construct a drainage swale within the Wetlands  
Conservation District in association with Site Plan Application at  
377 Ocean Boulevard  
Map 265, Lot 20

Owners of Record: Fatima Realty Trust, K&S Realty Trust and Merco Realty Trust

Attorney Stephen Ells, Stephen Yas, (Project Architect), Christian Smith, (Engineer from Millette, Sprague & Colwell) addressed the Board. The applicant has satisfied most of the deficiencies in the original application.

Mr. Gillick stated that the Board wished to move this along and hoped to be able to take jurisdiction this evening and sent out for departmental reviews. Mr. Gillick stated that the Board received several letters from abutters.

Mr. Smith reviewed the items in Jennifer Kimball's memo of April 4, 2002. The applicant submitted a traffic analysis by the Rizzo Associates, the firm that worked on the Hampton Beach Master Plan. There will actually be a reduction in peak flow traffic. Rizzo also reviewed the access to the site and the impact with with regard to the drop off area and parking and Rizzo feels the current configuration is adequate.

Details were provided to Rizzo Associates for Tilton Street and they felt the connection would be adequate for residents. The Board has been provided at least one letter from other time-share companies. A variance has been granted for the proposed 150 parking spaces and does include parking for hotel employees. Mr. Gillick read paragraph 3 from that letter. "An informal poll of resort developers revealed that they typically plan for 1 ½ parking spaces per unit to accommodate guests of residents, employees and vendors."

Additional solar studies were provided to the Board. With regard to density and occupancy, the FAR (floor to area ratio) information, existing and proposed, as well as the occupancy load per unit has been provided by Mr. Yas.

Mr. Olney had some questions about the sun studies. Mr. Yas noted that the dates are noted at the bottom of all the solar study sheets for all 4 seasons.

Mr. Smith next addressed proposal vs. vision. There are no Standard Operating Procedures at this point, but the applicant will work with the Board throughout this entire process. There are 88 units proposed, and they will be sold and occupied as such. The applicant will work with the Board for any additional stipulations or requirements that the Board requires.

The landscaping plan has been revised so that it works with the drainage and does not conflict with any of the swales and treatment areas. The Special Permit plan reduces the square footage to 52 sq. ft. of impervious area within the buffer zone. The Hampton Conservation Commission memo speaks in favor of approving the Special Permit application.

Keith Lessard had questions regarding the second entrance, 2 bedroom single units, and not being rented separately as 2 units. Mrs. Kimball stated that the Board has a typical floor plan included in their package. Mr. Yas stated that this provision will be included in the condominium documents. Mr. Ells stated that 88 units will be registered with the Attorney General's Office, 88 units will be sold, and the applicant is willing to have the Board make this a condition of approval. Mr. Lessard asked how many weeks will be marketed - 50 or 52, as one family may wish to purchase for year-round residency. Mr. Yas stated that this is a marketing and management issue but the cost would be prohibitive.

Mr. Lessard asked how long the construction project would take. Mr. Yas stated that upon approval of the Board, the drawings would take approximately 8 months, and construction approximately a year and a half. Mr. Lessard asked when the pilings would be installed, as this process would be very noisy. Mr. Ells assured the Board that heavy construction would not take place during the summer season, as it would be disruptive to the residents, and difficult to maneuver large equipment. Mr. Ells assured the Board that construction would not begin until after the conclusion of this summer season. Mr. Gillick stated that 8 months plus 18 month totalled 26 months. Mr. Yas said that was approximate, but pilings would not be installed until the late fall at the earliest.

Mr. Lessard asked for assurance from the applicant that the actual building would be completed in case of changing economic conditions. Mr. Yas stated that financing is available and only waiting for final Planning Board approval. This is being designed as a time-share project to the gold standard according to RCI and II standards, which are different than a hotel or condominium project.

Mr. Lessard asked about the "Gateway to the Hampton Beach Community." Have these proposed plans for plantings been sent to the State for installation? Mr. Lessard wished to see the actual landscape plans. Mr. Yas stated that conceptual drawings have been provided to the State with relationship to and prior to the approval of the Master Plan. The State liked the proposal, but this is not an actual part of this construction project. Mr. Smith stated that he has spoken with Allan Garland, who issues the driveway permits for DOT District 6. The planting of trees and other landscaping is up to the Town and a local issue. They do not take jurisdiction beyond the sidewalks. Mr. Yas stated that once this project is approved, it is their intention to strongly recommend to the State that Ocean Blvd. be visually improved. The applicant's landscaping plan, including street trees if approved, will be contained within the proposed project.

Mr. Sullivan stated that he is in favor of this project and recommended that the Board take jurisdiction this evening. Mr. Olney asked was also in favor of this project and asked about the floor area ratio. Mrs. Kimball stated that there is a floor plan in everyone's package. Mr. Yas stated that there is actually less density than other projects on the Beach such as the Ashworth Hotel. Mr. Olney wished to have the Cecil Group's recommendation on this project. The Town and State worked together on the Hampton Beach Master Plan and wanted to see that those guidelines are met.

Mr. Gillick stated that there are currently close to 80 units presently at that location. Mrs. Kimball asked for clarification of the FAR. Does the 195,505 square feet for the proposed building include parking, hallways, pool area, etc. Mr. Yas stated that the square footage includes on-site parking, and that the square footage of the dwelling units is actually less than half the square footage of the entire project. Mrs. Kimball recommended amending the calculations by adding a note on the table. Mr. Yas stated that approximately half the square footage is for parking. The other half is for dwelling units, hallways, pool area, common areas, retail shops, restaurant, etc. Mr. Yas stated that the Master Plan calls for less parking on Ocean Blvd. and more on-site parking, with satellite parking facilities and shuttles to the beach. The proposed application improves every element over the existing conditions. FAR stands for floor area ratio, the square footage of the building relating to the square footage on the site.

Mr. Olney again addressed the number of rentable units. Mr. Yas stated that 88 units times 52 weeks would be sold. That is approximately 4,576 weeks than can be sold. Units can be exchanged for locations in other parts of the world. The same unit owner may not have the same location every year. The number of doors is to acquire RCI gold rating, which allows for the convenience of people to enter and exit without disturbing other guests in the unit who might be sleeping. The units will be

sold as a single unit. Mr. Ells stated that the Management Company does not allow subleasing and this could be a condition of the condominium documents.

Mr. Olney still had concerns about the shadow plans. Mr. Yas stated that these are computer generated images.

Mr. Viviano stated that he approved of the project, recommended that the Board take jurisdiction and send out for departmental reviews. However, he did have concerns about ingress/egress, traffic flow and the possibility of renting each unit as 2 separate units. Mr. Yas stated that any exchanges would be for equal units. Mr. Yas stated that the traffic study address the traffic flow and drop off.

Mr. Higgins asked about the proposed commencement of tearing down the existing buildings. Mr. Yas stated that this would be the first order of business upon completion of the architectural plans. Mr. Higgins asked when the lot line merger would take place. Mrs. Kimball stated that would occur before the plans are signed by the Chairman and recorded, and prior to the issuance of a building permit. Mr. Ells stated that could not happen until the applicant owns all 3 lots and closing would not occur until final Planning Board approval. The applicant currently owns the Sea Castles property, and holds options on the other 2 parcels involved.

Mr. Higgins asked about the placement of the sign. Mr. Yas stated that the applicant will meet any Board requirements, and a suitable sign would be placed above the entrance to the lobby.

Mr. Higgins also had concerns about the traffic impact analysis. It doesn't appear that reversing direction between the drop off point and parking was even considered. The plan is to exit the premises, drive across 2 lanes on Ocean Blvd., go north again, and again across 2 lanes of traffic. Mr. Yas stated that the traffic engineers considered both options. There is more conflict and possibility of traffic accidents with Mr. Higgins' recommendation. Mr. Yas explained the elements of the traffic impact analysis. Arriving cars will be met by valet parking, handed a parking pass, and their car will be parked automatically. He is a repeat user and will be familiar with traffic flow. Mr. Higgins stated that he felt it would be more beneficial to not enter traffic at all.

Mr. Olney asked about fire fighting measures. Mr. Gillick stated this would be part of the departmental review process.

#### OPEN PUBLIC HEARING.

Mr. Sullivan **MOTIONED** to read letters received by the Planning Board into the record and reference by name, address and position. Mr. J. Lessard **SECONDED**. **VOTE: 4 - Yes. 3 - Opposed (Olney, Viviano, K. Lessard).** **MOTION PASSES IN THE AFFIRMATIVE.**

Wilhelmina J. Leslie, 4 Tilton Street. Letter dated 4/27. Mrs. Leslie had concerns about traffic, lighting at Church Street, stop signs, restoration of grade level, no fireworks on the premises, safety of fire equipment, and access to Tilton Street.

Gary Kubik, Ocean Air Property: In favor of approval.

John Dowd, Hampton: In favor of approval.

Wendy Young, F Street: In favor of approval.

Vince Dinato, 154 Ashworth Avenue: In favor of approval.

Lorraine & Bob Wysocki, 407 Ocean Blvd: In favor of approval.

David Fields, 17 Ocean Blvd: In favor of approval.

Ivan Stanek, Hampton: In favor of approval.

Victoria Lee, Beach Nut, Ashworth Avenue: In favor of approval.

Judith Trotter, Hampton: In favor of approval.

Matthew Spinale, Winnacunet Road: In favor of approval.

George & Claire McDonald, 395 Ocean Blvd: In favor of approval.

No further comment. SUSPEND PUBLIC HEARING.

Mrs. Kimball stated that all information has been submitted and this application is ready for a vote.

Mr. Jack Lessard **MOTIONED** to accept jurisdiction of Site Plan for the construction of a luxury timeshare hotel/condominium with up to 88-units and a sales center at 377, 379, 387, & 393 Ocean Blvd. AND a lot off Ocean Blvd., Map 265, Lots 20, 28, 24, 29 & 5 subject to the following:

1. Departmental reviews;
2. Aquarian Water Company of New Hampshire review;
3. Drainage, grading and erosion control review by Ambit Engineering;
4. Town counsel to review any right-of-way easements;
5. Department of Transportation confirmation letter;
6. Request the Cecil Group to review pro bono;
7. Continue both applications to June 5, 2002. provided all reviews have been submitted to the Planning Board office prior to May 28.

Mr. Sullivan **SECONDED. VOTE: All. MOTION PASSED UNANIMOUSLY IN THE AFFIRMATIVE.**

Mr. Lessard asked that the Board also receive a draft of the condominium documents prior to that time. Mr. Ells agreed to provide a draft of the condominium documents.

2. Claire L. Ross

Site Plan Review for the construction of 16-Unit Elderly Housing Building at  
105 Winnacunnet Road  
Map 176, Lot 19  
Owner of Record: Same as Above  
Waiver Requested: Site Plan Regulations Section VI.D.2 (Plan Scale)  
& Section VIII.D (Storm Drainage Design)

Attorney Peter Saari, Anne Bialobrzkeski (Stockton Services), Eric Weinrieb (Altus Engineering), Architect Charles Hoyt and Peter Ross representing owner Claire Ross addressed the Board.

Mrs. Kimball stated that the waiver requested for plan scale (site plan regs Section VI.D.2) is not necessary, and the applicant will withdraw.

Attorney Saari addressed the visual concept of the proposal and stated that the existing road access is the same as that leading to Ross Colony. Thirty oversized parking spaces have been provided, 12 inside the building 2 handicapped spaces, 11 along the roadway, and 7 to the rear of the building. Access to the building is from either side of the building, to the garage, and handicapped accessible. Units will be 2 bedroom, 2 bath, and very upscale, 1,200-1,400 square feet. They will have access to common areas and facilities at Ross Colony.

The applicant was granted a number of variances which are noted on the site plan. This is located in a residential A zone. There are 30 parking spaces, instead of 34, as senior citizens usually have one car. There was also a variance granted for height, from 35' to 41 feet.

Jennifer Kimball's April 23 memo lists 18 point and was briefly discussed. The Heritage Commission may have input for the possible historic building currently on the premises. Attorney Saari stated that all 18 point will be met.

Attorney Saari addressed the issues of drainage and snow storage which will occur off-site.. The applicant also proposes to correct the existing storm drainage line on the school property. The Board had several minor questions for Attorney Saari.

#### OPEN PUBLIC HEARING:

Sandra Nickerson, Hampton School Board: Mrs. Nickerson had concerns about the parking limitations, traffic study, visitor parking, use of the property, and easements.

Mrs. Kimball requested that Mrs. Nickerson address a memo from the Hampton School Board to the Planning Board office with their concerns as soon as possible. Mrs. Kimball stated that the application is complete. Attorney Saari stated that in fact, traffic and parking from the school encroaches onto the private property of Ross Colony, not the reverse.

No further comment. SUSPEND PUBLIC HEARING.

Mr. Viviano **MOTIONED** to accept jurisdiction subject to the following conditions:

1. Hampton School Board review;
2. Heritage Commission review;
3. Departmental reviews including concerns for child and pedestrian safety;
4. Independent engineering reviews;
5. Aquarian Water Company of New Hampshire review;
6. Continued to June 19, 2002.

Mr. Sullivan **SECONDED. VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

4. 1<sup>st</sup> and Ten Property Corporation  
Site Plan Review for Seasonal Parking Lot and Takeout Coffee Shop at  
373 & 375 Ocean Boulevard  
Map 275, Lots 8 & 25  
Owner of Record: Same As Above  
Waivers Requested: Site Plan Regulations Section VI.E.8 (Drainage)  
and Section VIII.B.1 (Parking Lot Design)

Eric Weinrieb and Ginny Gibbons, representing the owner, Malcolm Smith, addressed the Board. Mr. Weinrieb stated that a decorative fence will be installed around the property, with a coffee shop and attendant building. Mr. Gillick stated that a year ago the Board granted an application for a temporary parking lot for one year and the Board assumed that a more permanent solution would be determined for the temporary use change at the end of that year. Ms. Gibbons stated that the applicant was trying to make it more long-term through the installation of a coffee shop. Mr. Gillick asked if the lot would be gravel or paved. The Town would like to see the highest and best use of the property. Mr. Weinrieb stated that the applicant was waiting for the best opportunity and this was a short-term solution. Mr. Gillick addressed the parking problems encountered during last year's season. The Board members had other concerns, including drainage, trash pickup, attendants presence during parking hours, restroom facilities, curb stops, hours of operation, turnaround areas, etc.

Mrs. Kimball mentioned the reconfiguration of the parking spaces. There is very little room for turning. Last year she received many phone calls about no attendant during hours of operation and vehicles remaining overnight.

The applicant stated that they would use numbered bumper blocks, post hours of operation, lighting outside the building, decorative fencing, and the coffee shop would be strictly take-out. The hours of operation would be 7 am - 7 pm for the coffee shop and 7 am - 10 pm for the parking lot, except on fireworks nights, extending to approximately midnight.

#### OPEN PUBLIC HEARING.

Mike O'Neill, 15 Bragg Avenue: Representing Mr. O'Malley, he had concerns about the noise level, lighting, and overnight vehicles.

Tim Hepburn, 369 Ocean Blvd: Mr. Hepburn represented KPS, Inc. of 369 Ocean Blvd. He had concerns about curb cuts to Ocean Blvd., egress to Fuller Acres, the width of the street, and no attendant during hours of operation. Mr. Hepburn presented a 12-point memo of concerns to the Board. Mr. Hepburn also presented photos representing parking concerns and other problems.

No further comment. SUSPEND PUBLIC HEARING.

Mr. Olney stated that the Board would like to see a more permanent and better use of the property. Mrs. Kimball stated that the Board would like to see additional information on the plan to include lighting, fencing, screening for the dumpster, the outdoor eating layout, signage information.

Mr. Keith Lessard **MOTIONED** to deny the waivers for Site Plan Regulations Section VI.E.8 (Drainage) and Section VIII.B.1 (Parking Lot Design) subject to the following:



1. The applicant to resubmit a revised plan to the Planning Board with additional information on the plan to include lighting, fencing, screening for the dumpster, the outdoor eating layout, signage information;
2. Continue to June 19, 2002.

Mr. Sullivan **SECONDED. VOTE:** All. **MOTION PASSED UNANIMOUSLY IN THE AFFIRMATIVE.**

5. Pobama Trust

Special Permit to construct a house partially within the Wetland Conservation District at  
4 Post Road  
Map 43, Lot 01  
Owner of Record: Same As Above

Mr. Olney **MOTIONED** to extend the time of the Planning Board Meeting. Mr. Sullivan **SECONDED. VOTE:** All. **MOTION PASSED UNANIMOUSLY IN THE AFFIRMATIVE.**

Mr. Jack Murray, agent for Pobama Trust and Mr. Jay Raymond addressed the Board. The applicant requested a Special Permit to build a 40' x 20' dwelling within the 50' buffer zone of the Wetland Conservation District. Approximately 200 square feet would be within the buffer zone of the Town of Hampton. The lot is approximately 16 acres and extends into Hampton (Hayden Circle and Glenn Hill). The applicant stated that approximately 125 feet of road frontage is in North Hampton., and 50 feet of frontage is in Hampton. The last time the applicant came before the Board, he proposed a lot line adjustment granting Mark Precourt 50 feet on the Hampton side which would allow the applicant to expand his property on the north side of Mr. Precourt's property, giving the applicant minimum lot line requirement and allowing him to obtain a driveway permit. This can not be obtained until the applicant obtains a building permit.

Mrs. Kimball referred to the April 30 memo from the Conservation Commission which Mr. Gillick read for the record. The Conservation Commission is not in favor of granting this application per Section 2.3.5B. They would however support the granting of a permit for a temporary impact of buffer for the construction of a house outside the buffer and requested that they be notified when the restoration of the site has been completed (2.3.7E4).

Mr. Gillick asked the applicant if he had asked the North Hampton Zoning Board for variances. The applicant stated he had not as you have to have a minimum of 25' setback from the centerline of Post Road for septic system per State regulations. The applicant stated that the wetland would not have to be impacted for the installation of a well because public water is available.

The Board had questions about the square footage of the home, pro-rating of taxes between Hampton and North Hampton, and the actual square footage within the buffer zone. Mr. Murray stated that the North Hampton Zoning Board requested that he gain approval from the Hampton Planning Board for construction in their buffer zone prior to addressing the North Hampton Board. Mr. Gillick stated that the Board wants to know that the applicant has attempted to exercise all his options in North Hampton and with the State.

Mrs. Kimball recommended that the applicant withdraw the application without prejudice, exhaust their resources with North Hampton and the State regarding drainage, and submit a revised application with a letter from the North Hampton Zoning Board of their decision, leaving the applicant no alternative but an exception from the Hampton Planning Board.

The applicant agreed to withdraw the application without prejudice.

6. Fred Schaake

Special Permit to construct a house partially within the Wetland Conservation District at  
100 Kings Highway  
Map 196, Lot 05  
Owner of Record: Same As Above

Mr. & Mrs. Fred Schaake and Don LaVallee addressed the Board. The applicant requests to construct a house partially within the Wetland Conservation District. There is currently an existing house on the property. The proposed new home will have less sealed surface within the buffer than the existing one. The Conservation Commission memo dated April 24, 2002. Mrs. Kimball stated that this is within the existing sewer moratorium area on Kings Highway. The applicant would have to comply with the requirements as set forth by DPW for construction and the Board of Selectmen.

OPEN PUBLIC HEARING. None. CLOSE PUBLIC HEARING.

Mr. Keith Lessard **MOTIONED** to approve the Special Permit to construct a house partially within the Wetland Conservation District at 100 Kings Highway, Map 196, Lot 05 subject to:

1. The Conservation Commission memo dated April 24, 2002;
2. Compliance with the current sewer moratorium;
3. Deck to be uncovered and porous.

Mr. Olney **SECONDED. VOTE: All. MOTION PASSED UNANIMOUSLY IN THE AFFIRMATIVE.**

IV. CONSIDERATION OF MINUTES – April 17, 2002

IV. CORRESPONDENCE

Mrs. Kimball stated that she had received a memo from David Johnson, Majestic Pines, requesting a release of the escrow account being held by the Town of Hampton for the Janet Lane subdivision.

Mr. Sullivan **MOTIONED** to release the escrow account being held by the Town of Hampton for the Janet Lane subdivision per memo dated April 15, 2002 from David Johnson, Majestic Pines. Mr. Jack Lessard **SECONDED. VOTE: All. MOTION PASSED UNANIMOUSLY IN THE AFFIRMATIVE.**

Mr. Sullivan **MOTIONED** to continue the remainder of the agenda to the next meeting. Mr. Jack Lessard **SECONDED. VOTE: All. MOTION PASSED UNANIMOUSLY IN THE AFFIRMATIVE.**

Mr. Sullivan **MOTIONED** to adjourn. Mr. Jack Lessard **SECONDED. VOTE: All. MOTION PASSED UNANIMOUSLY IN THE AFFIRMATIVE.**

Meeting adjourned at 11:05 p.m.

Respectfully Submitted,

Maryann Brickett,  
Planning Board Secretary